



29 Murton Way Osbaldwick  
York, YO19 5UW

**Guide Price £650,000**



DOUBLE FRONTED FOUR BEDROOM DETACHED HOUSE ON AN EXCELLENT PLOT, CONVENIENT FOR YORK CITY CENTRE AND THE A64. We as Agents are delighted to offer for sale this substantial property located on Murton Way, Osbaldwick convenient for nearby amenities, bus links and within catchment for popular schools. The well cared for living accommodation offers bright and spacious rooms as well as the potential to extend or adapt further. Internally it comprises entrance hall and sitting room, sitting room with open fire, separate lounge, kitchen, utility room, cloaks/WC, internal hallway, 17' garden room, first floor landing, 4 double bedrooms and a house bathroom. To the outside is a front garden and driveway providing ample off street parking, double wooden gates to rear courtyard and patio, plus workshop, rear lawned garden with mature trees and borders as well as additional storage sheds. An accompanied viewing of this impressive home is highly recommended.

**Entrance Hallway/Sitting Room**

uPVC window to front, open fire with brick built hearth, two single panelled radiators, power points. Carpet.

**Inner Hall**

uPVC window to side, under stairs storage, double panelled radiator, power points. Carpet.

**Lounge**

uPVC window to front, gas fire with surround, single panelled radiator, power points. Carpet.

**Garden Room**

uPVC glazing to side and rear, entrance door, double panelled radiator, power points. Tiled flooring.

**Kitchen**

uPVC window to side, uPVC entrance door, fitted wall and base units comprising counter tops, one and a half sink and drainer with mixer tap, electric oven and hob, integrated dishwasher, power points. Tiled flooring.





### Utility Room

uPVC windows to side and rear, wall and base units comprising counter tops, stainless steel sink and drainer with mixer tap, space and plumbing for appliances, double panelled radiator, power points. Tiled flooring.

### Cloaks/WC

Low level WC, was hand basin. Tiled flooring.

### First Floor Landing

uPVC window to side, loft access. Carpet. Doors to:

### Bedroom 1

Two uPVC windows to front, fitted wardrobes, double panelled radiator, power points. Carpet.

### Bedroom 2

uPVC window to rear, double panelled radiator, power points. Carpet.

### Bedroom 3

uPVC window to front, fitted wardrobes, double panelled radiator, power points. Carpet.

### Bedroom 4/Study

Two uPVC windows to rear, double panelled radiator, power points. Carpet.

### Bathroom

Opaque uPVC window to side, corner shower cubicle, panelled bath, low level WC, wash hand basin, linen cupboard, single panelled radiator. Vinyl flooring.

### Outside

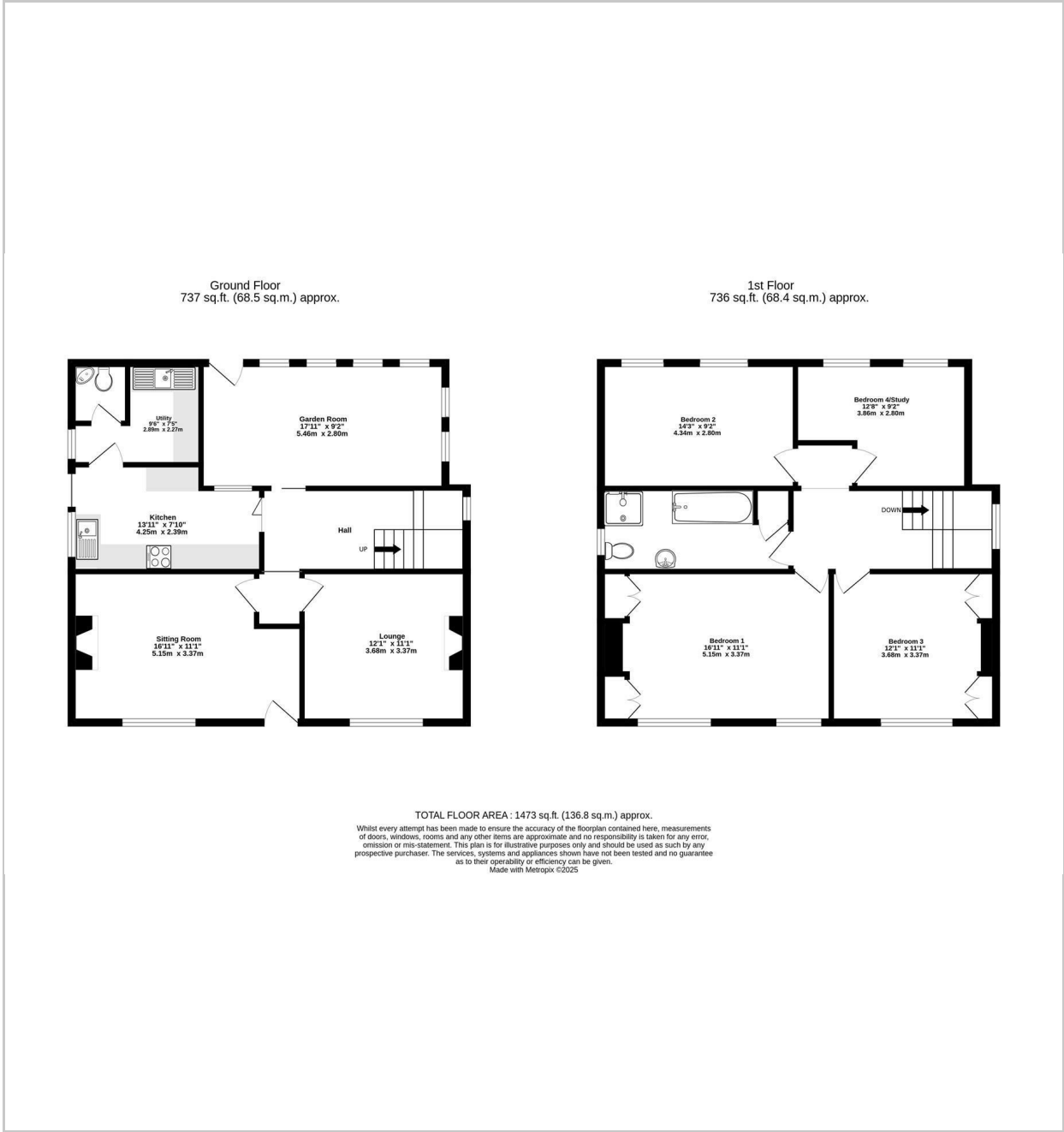
Front driveway and low maintenance lawned area with shrubbery and flower borders. Double timber gates leading to rear paved and concreted courtyard area, two timber storage sheds (one with power and lighting), lawn area, timber fence and hedge boundary, mature trees and shrubbery.

### Workshop

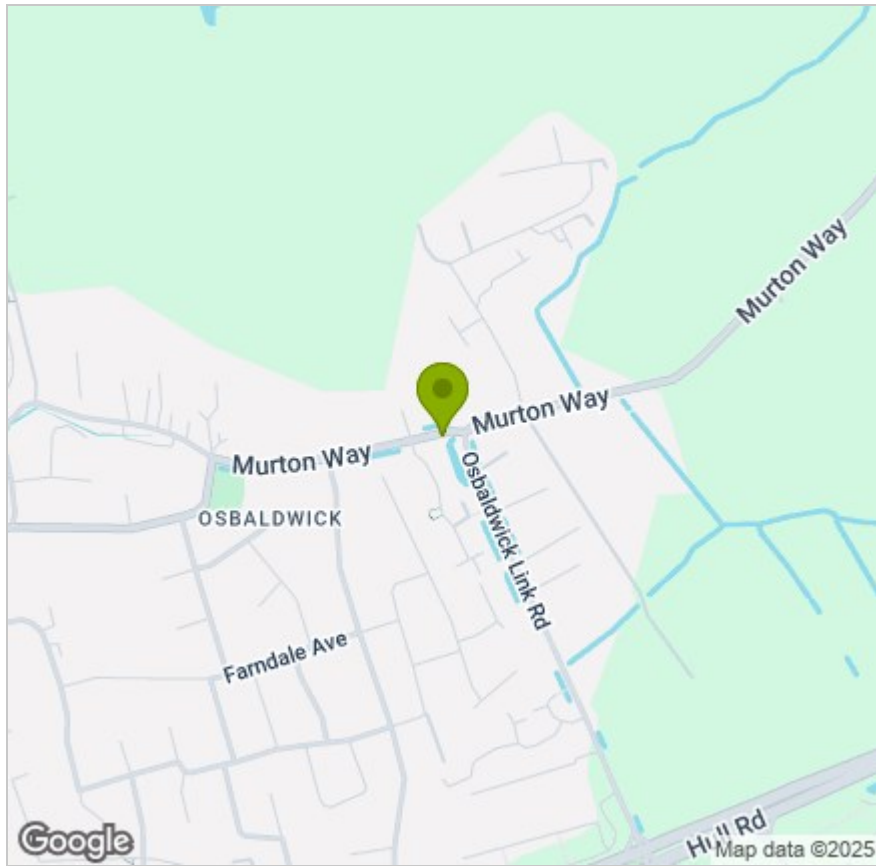
Entrance door, window to side, fitted units, power and lighting.



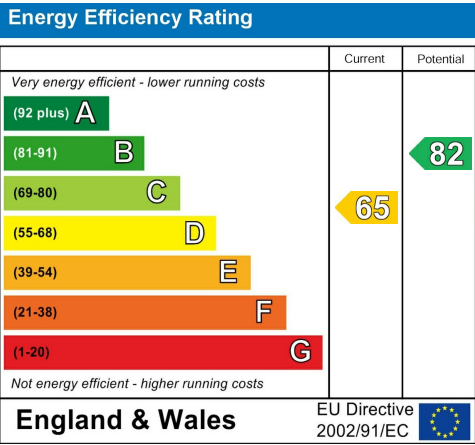
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.